

May 2004

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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23	24 Board of Supervisors Meeting	25	26 Planning Commission Meeting View Agenda View Speakers List*	27 Planning Commission Meeting View Agenda View Speakers List*	28	29
30	31 County Holiday	Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of May will begin at 8:15 pm.				

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 5, 2004**

*Posted: 2/11/04
Finalized: 5/10/04*

KEY P/H – Public Hearing D/O – Decision Only

**DUE TO NUMEROUS CASE DEFERRALS,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR MAY 5, 2004,
WAS CANCELED.**

**All items previously scheduled for public hearing and/or decision
by the Planning Commission on May 5, 2004,
have been rescheduled as indicated below.**

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-MV-033 (Moved from 3/18/04)	Lorton Arts Foundation, Inc.	P. Braham	P/H to 7/14/04
RZ 2001-MA-031 (Moved from 2/18/04)	Tam Thanh Nguyen	W. Mayland	P/H to 9/8/04
2232-S04-4	Fairfax County Park Authority	A. Capps	P/H to 5/6/04
PCA 87-C-060-11 & FDPA 87-C-060-17-2 (Moved from 2/26/04)	Batman/McNair Associates, L.P.	W. Mayland	P/H to 6/24/04

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, May 6, 2004

Posted: 4/5/04
Finalized: 5/7/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-H04-31 (Consent Agenda) (11260 Roger Bacon Drive)	Omnipoint (T-Mobile)		Approved
FS-H04-13 (Fairfax Co. Pkwy. & Baron Cameron)	Omnipoint (T-Mobile)		Approved

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

WORKSHOP ITEM SCHEDULED

<u>Workshop Topic</u>	<u>Staff</u>
Residential Development Criteria - revisited	B. Byron

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-S04-4 (Moved from 5/5/04)	Fairfax County Park Authority	A. Capps	D/O to 5/13/04
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031 (Deferred from 4/7/04)	Silvio Diana	C. Lewis	P/H to 6/16/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

None at this time.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, May 6, 2004

Posted: 4/22/04
Finalized: 5/7/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

WORKSHOP ITEM SCHEDULED

IMPLEMENTATION OF RESIDENTIAL DEVELOPMENT CRITERIA - The Planning Commission will hold a discussion to review the implementation process that has occurred since the adoption of the residential development criteria in early 2003 and whether any changes should be recommended to improve the process. As part of this discussion, the Commission will also welcome oral and/or written comments from the public.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

SPRINGFIELD DISTRICT

2232-S04-04 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to develop the Popes Head Estates District Park, located at 11733 Washington Street. Tax Map 67-1 ((1)) 36, 94; 67-1 ((4)) 17; 67-2 ((1)) 37; 67-2 ((6)) 5, 5A; and 67-2 ((14)) 7. Area III.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, May 6, 2004

Posted: 5/6/04
Finalized: 5/7/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: SE 2003-LE-031 - SILVIO DIANA - P/H to 6/16/04
SE 2003-LE-028 - SILVIO DIANA - " " "
SE 2003-LE-029 - SILVIO DIANA - " " "

FEATURES SHOWN:

FS-H04-13 - Omnipoint (T-Mobile), Fairfax County Pkwy. and Baron Cameron Ave. (Deadline 6/22/04)

CONSENT AGENDA:

FS-H04-31 - Omnipoint (T-Mobile), 11260 Roger Bacon Dr.

PUBLIC HEARINGS:

2232-S04-04 - FAIRFAX COUNTY PARK AUTHORITY

- | | |
|--|---|
| 1. Dennis Clausen
Springfield Youth Club
9404 Eagle Trace
Fairfax Station, VA 22039 | 8. Crystal or David McDonald
6450 O'Hara Court
Springfield, VA 22152 |
| 2. Jack Nolan
Fairfax County Soccer Community
6231 Capella Avenue
Burke, VA 22015 | 9. Liz Bradsher
9215 Silverline Drive
Fairfax Station, VA 22039 |
| 3. Amy Conrick
Popes Head View HOA
11431 Meath Drive
Fairfax, VA 22030 | 10. Elmer Lumsden
11801 Washington Street
Fairfax, VA 22030 |
| 4. Earl W. Stafford
Popes Head Estate HOA
5440 Marlstone Lane
Fairfax, VA 22030 | 11. Roger Sims
6123 Green Cap Place
Fairfax, VA 22030 |
| 5. Paul Vitrano
Burke Athletic Club
8005 Hedgewood Court
Fairfax Station, VA 22039 | 12. Kahan Dhillon
2207 Basset Street, Suite 105
Alexandria, VA 22308 |
| 6. Richard Huber
National Adult Baseball Association
654 Old Hunt Road
Herndon, VA | 13. Debbie Honaker
11800 Wayland Street
Oakton, VA 22124 |
| 7. William Wortman
11572 Popes Head View Lane
Fairfax, VA 22030 | 14. Shannon Coffey
President, Springfield Babe Ruth
8107 Blairton Road
Springfield, VA 22152 |
| | 15. John Hilton
5100 Meath Court
Fairfax, VA 22030 |

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, May 6, 2004

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2232-S04-04 - FAIRFAX COUNTY PARK AUTHORITY (cont.)

16. Joe Wendelberger
Address unknown
17. Chris Loop
4181 Dungannon
Fairfax, VA 22033
18. Jeffrey Stein
Southwestern Youth Assn.
7727 Dell Avenue
Clifton, VA 20124

WORKSHOP:

WORKSHOP ON IMPLEMENTATION OF RESIDENTIAL DEVELOPMENT CRITERIA

1. Mike Cavin
8119 Westchester Drive
Vienna, VA 22182
2. Gary Chevalier
Fairfax County Public Schools

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 13, 2004

Posted: 12/24/03
Finalized: 5/14/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-B04-16	Omnipoint	W. Hagan	Approved

ITEMS SCHEDULED FOR MARKUP

<u>Application</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Cluster Subdivisions (Commissioner Wilson) (P/H on 4/22/04)	R. Murray	D/O to 5/20/04

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-DR-063 & SE 2003-DR-039 & PCA 95-D-040 (P/H on 4/21/04)	St. John's Catholic Church	P. Braham	D/O to 5/27/04
SE 2003-LE-036 (P/H on 4/29/04)	Diane Cox Basheer, Trustee & Kenneth O. Thompson, Trustee	C. Lewis	Recommend Approval
2232-S04-4 (P/H on 5/6/04)	Fairfax County Park Authority	A. Capps	Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA/FDPA 80-P-039-8	Beazer Homes Corp.	C. Belgin	P/H to 6/3/04
PCA 84-L-020-21 & FDPA 84-L-020-2-12 & PCA 84-L-020-22 (Moved from 3/18/04)	Wal-mart Real Estate Business Trust	P. Braham	P/H to 5/27/04
PCA 2001-MV-011	Starr Management Corporation	C. Belgin	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-LE-055 (Moved from 3/18/04)	Hayfield Animal Clinic, LTD., T/A Hayfield Animal Hospital	C. Belgin	P/H to 5/27/04
Public Facilities Manual Amendments (percolation trench detail; cul-de-sac sign posting & definition of dam impoundments) (Commissioner Alcorn)		J. Leavitt	P/H to 5/20/04
RZ 2003-HM-042 (Moved from 1/29/04)	Robert A. Young of Tysons 89, LLC	P. Braham	P/H to 7/21/04
RZ 2003-PR-064	Rafik Bazikian	M. Godfrey	P/H to 9/9/04

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, May 13, 2004**

*Posted: 4/28/04
Finalized: 5/14/04*

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

SE 2003-LE-036 - DIANE COX BASHEER, TRUSTEE AND KENNETH O. THOMPSON, TRUSTEE - Appl. under Sect. 9-615 of the Zoning Ordinance to permit a cluster subdivision. Located at 6412 – 6429 Wayside Pl., 4711 – 4739, 4801-4812 and 4900 Split Rock Rd., and 6408-6414 Raven Pl. on approx. 23.75 ac. of land zoned R-3. Lee District. Tax Map 82-3 ((18)) 46, 47, 48, 53 and 54; 92-1 ((7)) 1 – 8, 27 – 45, 55 – 63; 92-1 ((8)) 1 – 18 and a portion of Split Rock Dr., Wayside Pl. and Raven Pl. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Split Rock Dr., Wayside Pl. and Raven Pl. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

SPRINGFIELD DISTRICT

2232-S04-04 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to develop the Popes Head Estates District Park, located at 11733 Washington Street. Tax Map 67-1 ((1)) 36, 94; 67-1 ((4)) 17; 67-2 ((1)) 37; 67-2 ((6)) 5, 5A; and 67-2 ((14)) 7. Area III.

ITEMS SCHEDULED FOR PUBLIC HEARING

MOUNT VERNON DISTRICT

PCA 2001-MV-011 - STARR MANAGEMENT CORPORATION - Appl. to amend the proffers for RZ 2001-MV-011 previously approved for residential development to permit continuation of commercial off-street parking as an interim use. Located in the N.E. quadrant of Metroview Pkwy. and Huntington Ave. on approx. 3.43 ac. of land zoned PRM. Comp. Plan Rec: office with option for residential. Tax Map 83-1 ((1)) 53A.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, May 13, 2004

Posted: 5/13/04
Finalized: 5/14/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY: 2232-S04-04 - FAIRFAX COUNTY PARK AUTHORITY (P/H on 5/06/04)

ZONING/SUBDIVISION ORDINANCE AMENDMENTS (Cluster
Subdivisions) (P/H on 4/22/04)

SE 2003-LE-036 - DIANE COX BASHEER, TRUSTEE AND KENNETH O.
THOMPSON (P/H on 4/29/04)

DEFERRALS: PCA 80-P-039-08/FDPA 80-P-039-08 - BEAZER HOMES CORP. - P/H to 6/3/04

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST - P/H to 5/27/04
PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST - " " "
FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST " " "

RZ 2003-DR-063 - ST. JOHN'S CATHOLIC CHURCH - D/O to 5/27/04
SE 2003-DR-039 - ST. JOHN'S CATHOLIC CHURCH " " "
PCA 95-D-040 - ST. JOHN'S CATHOLIC CHURCH " " "

FEATURES SHOWN:

FS-B04-16 - Omnipoint (T-Mobile), 4700 Medford Rd., Annandale H.S. (Deadline 5/29/04)

PUBLIC HEARING:

PCA 2001-MV-011 - STARR MANAGEMENT CORPORATION

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 20, 2004

Posted: 2/10/04
Finalized: 5/21/04

<p style="text-align: center;">KEY P/H – Public Hearing D/O – Decision Only</p>
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FSA-H04-9-1 (12355 Sunrise Valley Dr.)	Omnipoint Communications (T-Mobile)	W. Hagan	Approved

ITEMS SCHEDULED FOR MARKUP

<u>Application</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Cluster Subdivisions (Commissioner Wilson) (Deferred from 5/13/04)	R. Murray	Recommend Approval

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-043 & FDP 2003-PR-043 (P/H on 4/29/04)	Van Metre Land Limited Partnership	C. Lewis	Recommend Approval Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-013 & RZ 2003-PR-026 & PCA 76-P-118 (Moved from 2/5/04)	JCE, Inc. & Elm Street Development	C. Belgin	P/H to 5/27/04
2232-L04-5	T-Mobile	D. Jillson	P/H to 7/14/04
Public Facilities Manual Amendments (percolation trench detail; cul-de-sac sign posting & definition of dam impoundments) (Commissioner Alcorn)		J. Leavitt	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 95-S-001	John T. Kincheloe	T. Swagler	P/H to 6/16/04
RZ 2004-SP-001	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Shields	P/H to 5/26/04
SE 2004-MV-001 & 2232-V03-8	Washington DC SMSA Limited Partnership d/b/a Verizon Wireless	A. Shriber	P/H to 6/16/04
RZ/FDP 2003-DR-058 (Moved from 3/24/04)	Landmark Property Development, LLC	W. Mayland	P/H to 5/26/04

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, May 20, 2004

Posted: 5/5/04
Finalized: 5/21/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR MARKUP

COUNTYWIDE

ZONING/SUBDIVISION ORDINANCE AMENDMENTS (Cluster Subdivisions) – To amend Chapter 112 (the Zoning Ordinance) and Chapter 101 (the Subdivision Ordinance) as follows: Allows consideration of four cluster subdivision options as follows: (1) cluster subdivisions with special exception approval and a bonus density in the R-C and R-E Districts and with administrative approval in the R-1, R-2, R-3 and R-4 Districts (Staff Recommendation); (2) cluster subdivisions with administrative approval in the R-C through R-4 Districts with up to a 25 foot wide landscaped buffer within the cluster subdivision and at its perimeter (All By Right Option with Perimeter Buffer); (3) cluster subdivisions with administrative approval in the R-C through R-4 Districts with increased lot area and lot width requirements for certain lots located on the peripheral boundary of the cluster subdivision (All By Right Option with Larger Peripheral Lot Sizes); or, (4) cluster subdivisions with special exception approval and a bonus density in the R-C through R-4 Districts (All Special Exception Option).

Any of the foregoing options or combinations thereof may be approved and may include the following Zoning Ordinance provisions: (1) allows cluster subdivisions that were approved by special exception approval or proffered rezoning approval prior to July 1, 2004, to continue and be modified; (2) allows cluster subdivisions that were approved by the Director prior to October 20, 1987, to continue; (3) prohibits the approval of a cluster subdivision through a rezoning or special exception process after July 1, 2004, except for a proffered rezoning for a cluster subdivision to a district that allows a greater density; (4) prohibits the approval of a proffered rezoning from the R-1 through R-8 Districts to the respective PDH District of the equivalent density for the development of a single family detached subdivision; (5) increases the minimum district size requirement in the R-C through R-2 Districts; (6) decreases the minimum district size requirement in the R-E through R-4 Districts; (7) adds a minimum interior lot width requirement and increases the minimum corner lot width requirement for certain cluster subdivision lots in the R-C through R-4 Districts; (8) increases the minimum lot area requirement for certain cluster subdivision lots in the R-C through R-4 Districts; (9) increases the maximum allowable density within a cluster subdivision in the R-C through R-4 Districts by a range of 5% to 20%; (10) increases the minimum open space requirement in the R-E through R-4 Districts; (11) requires at least 75% of the minimum required open space or one acre, whichever is less, to

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, May 20, 2004

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COUNTYWIDE (cont.)

have no dimension less than 50 feet and to be located anywhere within the cluster subdivision; (12) excludes certain buffer areas from the minimum open space requirements; (13) prohibits any variances to the minimum district size, lot area, lot width, or open space requirements in the R-C through R-4 Districts; and (14) reduces the allowable encroachments into floodplains and Resource Protection Areas (RPAs).

Any of the foregoing options or combination thereof may be approved and may include the following Subdivision Ordinance provisions: (1) requires the designation of existing use and zoning classifications for parcels contiguous to the cluster subdivision on preliminary subdivision plat submissions; (2) expands the written notice requirements for preliminary subdivision plats to include project descriptions and the name, address, and telephone number of a representative of the applicant; (3) adds standards regarding open space, existing vegetation and tree preservation, lot location, utility location, and minor adjustments of property lines; and (4) prohibits waiver of any of the above-described standards.

Any of the foregoing options or combination thereof may be approved and may include provisions of the PFM that reduce the allowable encroachment into floodplains and RPAs. The proposed amendment options embody many new concepts. Following input from the public hearings, the proposed text may be revised.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2003-PR-043/FDP 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP - Appl to rezone from R-1 to PDH-3 to permit residential development at a density of 2.91 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of Electric Ave. approx. 700 ft. E. of its intersection with Woodford Rd. on approx. 12.35 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1 ((1)) 13, 14, 14A and 15A; 39-3 ((1)) 50, 51 53, 54, 55, 56, 59, 60 and 61 and portions of Suncrest La. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Suncrest La. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

PUBLIC FACILITIES MANUAL AMENDMENTS - The proposed amendments are related to posting signs in temporary cul-de-sacs, traffic-calming and cut-through measures, Virginia dam safety regulations, underground detention facilities and percolation trenches.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, May 20, 2004

Posted: 5/20/04
Finalized: 5/21/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY: RZ 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP (P/H on 4/29/04)
FDP 2003-PR-043 VAN METRE LAND LIMITED PARTNERSHIP " " "

ZONING/SUBDIVISION ORDINANCE AMENDMENTS (Cluster Subdivisions)
(P/H on 4/22/04)

DEFERRALS: 2232-L04-5 - T-MOBILE USA - P/H to 7/14/04

RZ 2003-PR-026 - ELM STREET DEVELOPMENT - P/H to 5/27/04
PCA 76-P-118 - ELM STREET DEVELOPMENT - " " "
RZ 2003-PR-013 - JCE, INC. - " " "

FEATURES SHOWN:

FSA-H04-9-1- Omnipoint (T-Mobile), 12355 Sunrise Valley Drive (Deadline 8/6/04)

PUBLIC HEARINGS:

PUBLIC FACILITIES MANUAL AMENDMENTS - Temporary Signs, Traffic Calming, Dam Safety Regulations, Underground Detention Facilities, and Percolation Trenches (Alcorn)

1. Brian Winterhalter
Cooley Godward

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 26, 2004

Posted: 3/29/04
Finalized: 5/27/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P04-5 (Consent Agenda) (8401 Arlington Blvd.)	Omnipoint Communications (T-Mobile)	D. Marshall	Approved
FS-B04-29 (8996 Burke Lake Rd.)	Omnipoint Communications (T-Mobile)	W. Hagan	Approved
FS-V04-35 (5982 Richmond Hwy.)	Omnipoint Communications (T-Mobile)	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 94-Y-038-3 (Deferred from 4/7/04)	Robert M. Rosenthal	K. Shields	Recommend Approval
SE 2003-SP-041 (Deferred from 4/21/04)	Coxcom Inc. d/b/a Cox Communications of Northern Virginia	T. Swagler	Recommend Approval
S04-IV-RH1 (Deferred from 4/29/04)	Out of Turn Plan Amendment (Hayfield Animal Hospital)	D. James	Deferred P/H Indefinitely

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-SP-001 (Moved from 5/20/04)	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Shields	P/H to 7/21/04
RZ/FDP 2003-DR-058 (Moved from 5/20/04)	Landmark Property Development, LLC	W. Mayland	P/H to 7/15/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, May 26, 2004

Posted: 5/12/04
Finalized: 5/27/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Personnel and Budget Committee met in the Board Conference Room.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

SPRINGFIELD DISTRICT

SE 2003-SP-041 - COXCOM, INC. D/B/A/ COX COMMUNICATIONS NORTHERN VIRGINIA - Appl. under Sects. 4-604, 2-904 and 9-610 of the Zoning Ordinance to permit uses in a floodplain, fast food restaurant and waivers of the minimum lot area requirements. Located in the N.W. quadrant of the intersection of Burke Rd. and Burke Lake Rd. on approx. 1.76 ac. of land zoned C-6. Tax Map 78-1 ((1)) 27E and 37B. Also, under the Board's consideration will be the applicant's request for an exception (CBE Number 026438) under section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax to allow access for the proposed fast food restaurant to be located within the Resource Protection Area.

SULLY DISTRICT

SEA 94-Y-038-03 - ROBERT M. ROSENTHAL - Appl. under Sects. 4-804, 9-620 and 14-903 of the Zoning Ordinance to amend SE 94-Y-038 to permit previously approved vehicle sales, rental and ancillary service establishments, service station, car wash and waiver of certain sign regulations and to permit modification of development conditions pertaining to site lighting. Located at 4120 Auto Park Cr. on approx. 3.48 ac. of land zoned C-8, WS, AN and HC. Tax Map 33-2 ((5)) B.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, May 26, 2004**

*Posted: 5/26/04
Finalized: 5/27/04*

KEY P/H – Public Hearing D/O – Decision Only

DEFERRAL: S04-IV-RH1 – OUT-OF-TURN-PLAN-AMENDMENT (Hayfield Animal Hospital)
(Lee District) Public Hearing Deferred Indefinitely

CONSENT AGENDA ITEM:

FS-P04-5 – Omnipoint (T-Mobile), 8401 Arlington Blvd. (Deadline 7/16/04)

FEATURES SHOWN:

FS-B04-29 -- Omnipoint (T-Mobile), 8996 Burke Lake Rd. (Deadline 7/6/04)

FS-V04-35 – Omnipoint (T-Mobile), 5982 Richmond Hwy. (Deadline 7/25/04)

PUBLIC HEARINGS:

SEA 94-Y-038-3 – ROBERT M. ROSENTHAL

NO SPEAKERS

SE 2003-SP-041 – COXCOM INC. D/B/A COX COMMUNICATIONS OF NO. VIRGINIA

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May 27, 2004

Posted: 2/11/04
Finalized: 5/28/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-V04-32	Omnipoint (T-Mobile) (2709 Popkins Lane)	W. Hagan	Denied
FS-M04-30	Omnipoint (T-Mobile) (6521 Arlington Blvd.)	W. Hagan	Approved
FS-P04-33	Omnipoint (T-Mobile) (8600 Leesburg Pike)	W. Hagan	Approved
FS-M04-34	Omnipoint (T-Mobile) (6219 Leesburg Pike)	W. Hagan	Approved

ITEMS SCHEDULED FOR ADMINISTRATIVE REVIEW

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CPA 86-C-121-14	Diamond Reston Park, L.L.C	L. Johnson	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-DR-063 & SE 2003-DR-039 & PCA 95-D-040 (Deferred from 5/13/04)	St. John's Catholic Church	P. Braham	D/O to 6/16/04

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-MV-045 (Moved from 3/18/04)	National Capital Land & Development, Inc.	L. Shulenberger	D/O to 6/16/04
RZ 2003-LE-048 & FDP 2003-LE-048 & PCA 79-L-109-02 & PCA C-448-30 & (Deferred from 3/4/04)	Gayfields Road Associates, L.L.C.	P. Braham	Recommend Approval Approved Recommend Approval Recommend Approval
PCA 84-L-020-21 & FDPA 84-L-020-2-12 & PCA 84-L-020-22 (Deferred from 5/13/04)	Wal-mart Real Estate Business Trust	P. Braham	P/H to 6/3/04
RZ 2003-PR-013 & RZ 2003-PR-026 & PCA 76-P-118 (Deferred from 5/20/04)	JCE, Inc. & Elm Street Development	C. Belgin	D/O to 6/16/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Sully Historic District		D. Pesto	P/H to 6/24/04
PCA 2001-PR-040 & SEA 01-P-034 (Moved from 2/19/04)	1960 Gallows Road, LLC	P. Braham	P/H to 9/9/04
RZ 2003-LE-055 (Moved from 5/13/04)	Hayfield Animal Clinic, LTD., T/A Hayfield Animal Hospital	C. Belgin	P/H to 9/9/04
RZ/FDP 2003-DR-049 (Deferred from 2/27/04)	Rosewood Building & Development, L.L.C.	L. Shulenberger	P/H to 6/24/04
RZ/FDP 2003-MV-059 (Moved from 4/7/04)	Anastasios and Anna Grypeos	C. Lewis	P/H to 6/3/04
SE-01-MV-005 (P/H on 4/29/04)	William A. Kinder	L. Johnson	New P/H to 6/24/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, May 27, 2004

Posted: 5/12/04
Finalized: 5/28/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** Policy and Procedures Committee met in the Board Conference Room to discuss planned development housing.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

RZ 2003-LE-048/ FDP 2003-LE-048 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - Appls. to rezone from R-1, R-4 and PDH-4 to PDH-3 to permit residential development at a density of 2.87 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Beulah St. and on the N. and S. sides of Gayfields Rd. on approx. 13.90 ac. of land. Comp. Plan Rec: 1-2 du/ac with option for 2-3 du/ac. Tax Map 91-3 ((1)) 31, 32, 33, 34, 35, 37, 38, 39, 40A, 45, 46 and 47. (Concurrent with PCA 79-L-109-2 and PCA C-448-30.)

PCA C-448-30 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - Appl. to amend the proffers for DPA C-448-02 to permit a reduction in land area to allow this land to be included in RZ 2003-LE-048. Located E. of Beulah Rd. and the S. side of Gayfields Rd. near its terminus on approx. 8,106 sq. ft. of land zoned PDH-4. Tax Map 91-3 ((1)) 31pt. (Concurrent with RZ/FDP 2003-LE-048 and PCA 79-L-109-02.)

PCA 79-L-109-02 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - Appl. to amend the proffers for RZ 79-L-109 previously approved for residential development to permit a reduction in land area to allow 7,911 sq. ft. of land to be included in RZ 2003-LE-048. Located on the E. side of Bulfinch Ct. on approx. 7,911 sq. ft. of land zoned R-4. Comp. Plan Rec: 1-2 du/ac with an option for 2-3 du/ac. Tax Map 91-3 ((1)) 40A pt. (Concurrent with RZ/FDP 2003-LE-048 and PCA C-448-30.)

MOUNT VERNON DISTRICT

RZ 2003-MV-045/FDP 2003-MV-045 - NATIONAL CAPITAL LAND & DEVELOPMENT INC. - Appl. to rezone from R-1 to PDH-5 to permit residential development at a density of 4.02 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located between Richmond Hwy. and Cranford St., S. of the intersection of Richmond Hwy. and Gunston Cove Rd. on approx. 6.21 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 113-2 ((1)) 20, 21 and 21A.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, May 27, 2004

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PROVIDENCE DISTRICT

RZ 2003-PR-026 - ELM STREET DEVELOPMENT - Appl. to rezone from R-1 and R-2 to R-3 to permit a cluster residential development at a density of 2.06 dwelling units per acre (du/ac) and a modification of the open space requirement for cluster subdivision. Located in the S.E. and N.W. quadrant of Wedderburn Ln. and Luckett Ave. on approx. 8.26 ac. of land. Comp. Plan Rec: Res. 1-2 and 2-3 du/ac. Tax Map 39-3 ((38)) A and 39-3 ((1)) 15, 16, 17, 18, 18A, 18B, 18C, 18D, 18E, 27, 27A, 27B, 28A. (Concurrent with PCA 76-P-118.) .

PCA 76-P-118 - ELM STREET DEVELOPMENT - Appl. to amend the proffers for RZ 76-P-118 previously approved for residential development to permit deletion of land area. Located on the S. side of Ninovan Rd. and N. of the terminus of Augustus Ct. on approx. 29,306 sq. ft. of land zoned R-2. Comp. Plan Rec: Res. 2-3 du/ac. Tax Map 39-3 ((38)) A. (Concurrent with RZ 2003-PR-026.) .

RZ 2003-PR-013 - JCE, INC., - Appl. to rezone from R-1 and R-2 to R-3 to permit a cluster residential development at a density of 2.56 dwelling units per acre (du/ac) and a modification of the open space requirement for cluster subdivision. Located in the N.W. quadrant of the intersection of Wedderburn Ln. and Cedar Ln. on approx. 5.06 of land. Comp. Plan Rec: Res. 2-3 du/ac. Tax Map 39-3 ((1)) 32, 33A, 33B and 33C. .

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, May 27, 2004

Posted: 5/27/04
Finalized: 5/28/04

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DEFERRALS: RZ 2003-DR-063 - ST. JOHN'S CATHOLIC CHURCH – D/O to 6/16/04
SE 2003-DR-039 - ST. JOHN'S CATHOLIC CHURCH " " "
PCA 95-D-040 - ST. JOHN'S CATHOLIC CHURCH " " "

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST - P/H to 6/03/04
PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST - " " "
FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST " " "

SE 01-V-005 - WILLIAM A. KINDER - P/H to 6/24/04

ADMINISTRATIVE REVIEW: Approved

CPA 86-C-121-14 - Diamond Reston Park, LLC

FEATURES SHOWN: Concur

FS-M04-30 - Omnipoint (T-Mobile), 6521 Arlington Blvd. (Deadline 6/3/04)
FS-P04-33 - Omnipoint (T-Mobile), 8500 Leesburg Pike (Deadline 7/20/04)
FS-M04-34 - Omnipoint (T-Mobile), 6219 Leesburg Pike (Deadline 8/8/04)

FEATURES SHOWN: Deny

FS-V04-32 – Omnipoint (T-Mobile), 2709 Popkins Lane (Deadline 7/20/04)

PUBLIC HEARINGS:

RZ 2003-MV-045/FDP 2003-MV-045 - NATIONAL CAPITAL LAND & DEVELOPMENT INC.

- | | |
|--|---|
| 1. Michael Evans
43 Mansfield Circle
Greensboro, NC 27455 | 3. Marty Schirmacher
South County Federation
9534 Third Place
Lorton, VA 22079 |
| 2. Richard Cooper
Lorton Valley HOA
9723 Gunston Cove Road
Lorton, VA 22079 | 4. Steve Stallings
9721 Marion Place
Lorton, VA 22079 |

RZ/FDP 2003-LE-048 - GAYFIELDS ROAD ASSOCIATES, LLC

PCA 79-L-109-02 - GAYFIELDS ROAD ASSOCIATES, LLC

PCA C-448-30 - GAYFIELDS ROAD ASSOCIATES, LLC

1. Leah Lamba-Skidmore
President, Crestleigh HOA
7501 Bullfinch Court
Kingstowne, VA 22315

FAIRFAX COUNTY PLANNING COMMISSION

SPEAKERS LIST

Thursday, May 27, 2004

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RZ 2003-PR-026 - ELM STREET DEVELOPMENT

PCA 76-P-118 - ELM STREET DEVELOPMENT

RZ 2003-PR-013 - JCE, INC.

- | | |
|--|---|
| 1. Jane Seeman, Mayor
Town of Vienna
127 Center Street, South
Vienna, VA 221801. | 12. Robert Picardi
Oak Grove Community Association
8632 Redwood Drive
Vienna, VA 22180 |
| 2. Steven Ordun
8603 Locust Drive
Vienna, VA 22180 | 13. Adonice Hereford
2416 Locket Avenue
Vienna, VA 22180 |
| 3. John Redd
2411 Cedar Lane
Vienna, VA 22180 | 14. Erin Kuhn
8609 Redwood Drive
Vienna, VA 22180 |
| 4. Karen Sheffield
8417 Reflection Lane
Vienna, VA 22182 | 15. Jane Nixon Leppin
8513 Wedderburn Lane
Vienna, VA 22180 |
| 5. David Levy
1107 Redwood Drive
Vienna, VA 22180 | 16. Tim Reed
202 Talahi Road
Vienna, VA 22180 |
| 6. Alison Dyer
8621 Redwood Drive
Vienna, VA 22180 | 17. Becky Cate
Friends of the W&OD
8119 Westchester Drive
Vienna, VA 22182 |
| 7. Richard Kuhlthau
Wedderburn Station Civic Association
2333 Augustus Court
Vienna, VA 22180 | 18. Barbara Hildreth
Stonewall Manor Civic Assn.
8300 Stonewall Drive
Vienna, VA 22180 |
| 8. Janel Wedderburn-Leppin
2380 Luckett Avenue
Vienna, VA 22180 | 19. Karen Hunt
2431 Villanova Drive
Vienna, VA 22180 |
| 9. Diana Levy
1107 Redwood Drive, SE
Vienna VA 22180 | 20. Mike Cavin
8119 Westchester Drive
Vienna, VA 22182 |
| 10. Deborah Reyher
8628 Redwood Drive
Vienna, VA 22180 | 21. Matthew Welborn
1013 Aponi Road, SE
Vienna, VA 22180 |
| 11. Renata Wade
Tysons Wood Civic Association
2231 Richelieu Drive
Vienna, VA 22182 | 22. Charles Sheffield
8417 Reflection Lane
Vienna, VA 22182 |